

REDEVELOPMENT COMMISSION MEETING MINUTES

September 29, 2014

The Regular meeting of the city of Mishawaka Redevelopment Commission was called to order at 6:30 P.M., Monday, September 29, 2014, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Pingel, O'Dell, Buraczewski, Ermeti and Stillson were present. Also present were Dave Thomas, Marilyn Jones and Attorney Buetter.

APPROVAL OF AUGUST 2014 MINUTES

Commissioner Buraczewski moved that the minutes from the August 25, 2014 Commission meeting be approved; Commissioner O'Dell seconded; motion passed.

UPDATE ON CURB AND SIDEWALK PROJECTS

Dave Thomas gave an update regarding 15-20 sidewalk projects. They are being identified if low to moderate incomes apply and the City of Mishawaka will spend up to \$60,000.00 in helping them out. He asked if any had been noticed throughout the area. We are working with Engineering to meet expenditure by November. They can be located in front of a residence or a business.

WHEELCHAIR RAMP APPROVAL

Dave Thomas requested approval of a wheelchair ramp application for 2622 Normandy Drive. Commissioner Ermeti moved that the application be approved and Commissioner Buraczewski seconded; motion carried.

Dave Thomas requested approval of a wheelchair ramp application for 123 Delorenzi. Commissioner O'Dell moved that the application be approved and Commissioner Ermeti seconded; motion carried.

ANYTHING ELSE BROUGHT BEFORE THE COMMISSION

Dave Thomas reported that a conference call was held with HUD last week. There will be a new HUD Representative beginning October 1st. This will be the third Representative in three years. The Department of Redevelopment will be audited again in March, 2015. A Consultant will be coming in to assist in preparation of this audit for 2013/2014 funds.

As of last Thursday, the Department of Redevelopment five-year plan (2015-2019) draft is complete. It will be available on our website for review. We will take public comments and the final version will be available on October 24th. 51% of our funding will be spent in the Milburn Blvd. area. It may be slightly more. This area is low to moderate income, older neighborhood; unemployment rate is higher in that area. In Census tract 101- the homeowner rate is higher in that area. HUD recommends putting 240 hours in this project and we have exceeded that.

We have received appraisals on the Byrkit Street pedestrian bridge. The median price combined is \$173,730.00. Ken Prince will be submitting an offer.

STATEMENT BY COMMISSIONER LARRY STILLSON

Commissioner Stillson provided the following statement to the Redevelopment Commission:

"I'm here because the Mayor appointed me, and the State Legislature felt it was important for the educational community to be represented on the Redevelopment Commissions. I don't get to vote, but I can participate in discussions. The belief is that education and community development belong together. That being said, I would be remiss if I didn't speak up for School City of Mishawaka.

It is my belief that education is an important part of Mishawaka's infrastructure and commitment to that part of the infrastructure should be considered by the Redevelopment Commission. A strong commitment by this Commission would make a positive statement to the community as well as our youth.

I hope that if and when the opportunity is presented this Commission will look favorably on using resources to support community education as other commissions have done in our area and across the state. Thank you."

Mr. Stillson suggested assistance with Wi-Fi in all school buildings. Dave Thomas stated that he had not heard any thoughts from School City of Mishawaka. Mr. Stillson explained that he had not been given a specific area. The Redevelopment Commission stated that when the area is determined that help is needed, they would be agreeable to assist. Dave Thomas suggested that Ken Prince would be the appropriate person to address the concern. Mr. Stillson said he will pass on the response of the Commission to the School Superintendent and put something on the table. Dave Thomas requested that someone would call him immediately regarding the issue. Commissioner Pingel as acting President welcomed the discussion.

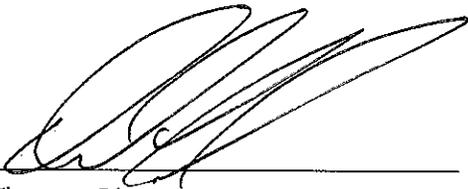
There is no new update on the Barak Group or Mr. Murphy.

Dave Thomas was approached by two separate parties regarding the lots across from John C. Young School. One is commercial and one is multi-unit use. Both sound promising. There are no real details other than we are still working on disposing of those lots.

Commissioner O'Dell moved that the meeting be adjourned; Commissioner Buraczewski seconded; motion carried, meeting adjourned at 7:04 PM.

A handwritten signature in cursive script, appearing to read 'M. Gilbert Eberhart', written over a horizontal line.

M. Gilbert Eberhart, President

A handwritten signature in cursive script, appearing to read 'Dave Thomas', written over a horizontal line.

Dave Thomas, Director

A handwritten signature in cursive script, appearing to read 'Marilyn Nelums-Jones', written over a horizontal line.

Marilyn Nelums-Jones